

Southampton Street

Internal Finishes and Joinery Schedule

Residential Renovations

144 Southampton Street
Reading
RG1 2RD

24 September 2025
Reference: 2449-P610-P1



Internal Room Schedule

Please note the schedule below states the finishes found on the walls and ceilings in September 2025. The proposal is for all lime plaster finishes to remain as lime plaster and all plasterboard finishes to remain as plasterboard. Internal finishes will remain in place, with surface repairs where required only. The exception is to the front bedroom and front lounge, where extensive flood damage has occurred to the walls and ceilings. These finishes have been removed and the new finishes installed will be the same as the existing finishes removed.

<u>Room</u>	<u>Walls</u>	<u>Ceiling</u>	<u>Skirting</u>	<u>Architrave</u>
Entrance and hallway	Plasterboard, with a skim layer to all walls on this level.	Plasterboard	Original timber skirting. Kept, rubbed down and repainted.	
Front Lounge	The 2no. internal walls are plasterboard, with a layer of skim, the front external wall is also plasterboard with a skim. The chimney breast is a mix of lime plaster with a skim and then plasterboard, where it meets the ceiling. The recesses either side of the chimney, along the party wall, are thick wet plaster only.	Plasterboard	Not the original skirting, although the existing timber skirting is similar in appearance, proposed to remain, be rubbed down and repainted.	Original timber architrave to entrance door, the hallway side is in good condition, within the room, this will need to be repaired, where possible.
New Kitchen Diner (old dining room)	The two internal walls and the external wall are all plasterboard. The chimney breast and recesses either side appear to be lime of wet plaster.	Plasterboard	The original has been replaced with a short timber square skirting, this is proposed to be replaced with a new timber skirting profile to match the front room and original hallway.	Original timber architrave to entrance door, all to remain as existing.
New Utility (old kitchen)	All walls are plasterboard and skim.	Plasterboard	Due to the use of the room as a previous kitchen, there does not appear to be a skirting installed.	The doorway is a more recent addition, with a modern architrave, that will remain as existing.



1st Floor Landing	The internal wall with the bathroom is plasterboard. All other walls appear to be lime plaster and skim.	Lime plaster and skim	Original skirting, to remain as existing.	
Bathroom	The external wall is only wall in this room to be plasterboard. The party wall with the chimney breast and internal walls are lime plaster and skim.	Lime plaster and skim	No skirtings were in this original bathroom. Tiled wall finishes to the room.	No architrave to this entrance door. Within the hallways a suitable architrave to match the original skirting will be installed.
Bedroom 1 (front)	The internal wall between the bedroom and bathroom is lime plaster and skim, there is also a small section of lime plaster over the entrance hallway. The chimney breast along the party wall is also lime plaster and skim, with the two recesses being plasterboard. All other walls including the external wall and cupboard area are plasterboard.	Plasterboard	Skirting boarded was not original, but similar to the room below. All existing sections were rotten due to flood damage. They are to be replaced with a timber skirting profile to match the ground floor front room.	No architrave to this entrance door. Within the hallways a suitable architrave to match the original skirting will be installed.
2nd Floor Landing	The external and party wall walls, as well as the internal wall with the rear bedroom 3, are all lime plaster with a skim or textured finish. The wall to the front bedroom 2, is plasterboard.	Plasterboard	Some skirtings remain on this level, repair patches with timber skirting to match the existing.	
Bedroom 2 (front)	The internal wall is half lime plaster and skim and half plasterboard. Both party walls and the chimney breast are lime plaster, with the front wall under the sloping ceiling is plasterboard.	Both the flat and sloping ceilings are plasterboard.	There is some flood damage and signs of mould to this room, including rotten skirtings. New timber skirtings profile to match the ground floor front room.	New architraves to match the existing on the floor levels below.



Bedroom 3	The external wall and party wall around the chimney, as well as the internal wall with the front bedroom 2, are all lime plaster with a skim. The internal wall to the hallway is plasterboard.	The main flat ceiling is plasterboard, with the sloping ceiling and side of the rear dormer are lime plaster.	New timber skirtings are proposed, profile to match the ground floor front room.	New architraves to match the existing on the floor levels below.
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Note: All existing floors and floorboards are to remain as existing, no further work is proposed to the floors.

There are 2no. fire places within the property, both on the ground floor and are proposed to remain as existing.



Other Joinery

Room	Joinery	Photos
Entrance, hallway and landing	Staircase balustrade and spindles from ground to first and first to second floors. These are all to remain, to be rubbed down and repainted.	   



Rear entrance and hallway	The back door is original timber door, with a small section of timber panelling, this is all to remain as existing. To be rubbed down and repainted.	
Front Lounge	Within the two recesses either side of the chimney, there are original timber archways, with cupboards at low level. The doors to the bottom cupboard have been removed and stored. The remaining sections will be rubbed down and repainted. One side of the fire place has collapsed due to the flood damage, we will reinstalled the archway and shelves out of new timber, to match the profile of the side that remains. The existing doors will then be re-installed.	



Kitchen Diner	Within the recess to one side of the chimney, there are original timber cupboard, this is to remain as existing.	
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